



Sheila Dixon
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

January 14, 2010

REQUEST:

- City Council Bill #09-0424/ Sale of Property – Block 530, Lot 43/46 (The Mayfair Theater Dressing Rooms)

RECOMMENDATION: Approval.

STAFF: Anthony Cataldo

PETITIONER(S): Administration / Baltimore Development Corporation

OWNER: City of Baltimore/Accent Development

SITE/GENERAL AREA

Site Conditions: The subject property is located on the interior of the block bounded by North Howard Street, West Franklin Street, North Eutaw Street, and Centre Street within the Central District, Mount Vernon neighborhood, and Market Center Urban Renewal Plan. The property is zoned B-4-2 and contains a two-story plus basement brick structure.

General Area: This section of North Howard Street has a mixture of uses, institutional, commercial and residential. This area is part of the Market Center National Register Historic District.

HISTORY

- The Central Business District Renewal Plan was established by ordinance May 25, 2001.
- Ordinance #06-348, approved November 8, 2006 amended the Central Business District Renewal Plan.
- On March 10, 2009, the Commission for Historical and Architectural Preservation recommended Baltimore City Landmark Designation for the Mayfair Theater and the Hotel Building.
- On August 6, 2009, the Planning Commission approved the recommendation for Baltimore City Landmark Designation for the Mayfair Theater at 506 N. Howard Street and the Hotel Building at 300 W. Franklin Street.

CONFORMITY TO PLANS

The proposed designation is found to be consistent with the following element of the Baltimore City Comprehensive Master Plan: LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods.

ANALYSIS

In February 2007, Baltimore Development Corp. (BDC) issued a Howard Street West Request for Proposal for four redevelopment sites including Site C-“Franklin-Delphey Hotel” and Site D-The Mayfair Theater. BDC received two proposals for the Hotel and three proposals for the Theater. The City of Baltimore entered into an Exclusive Negotiating Position with Accent Development for the Franklin-Delphey Hotel and the Mayfair Theater in November 2007. The selection of Accent Development was based on the recommendation of a review panel, the BDC Board of Directors and the final approval of the Mayor. The City is still the current owner of both properties.

The proposed development entails approximately 23,750 square feet of retail space on the first floor of the Hotel Building and first and second floors of the Mayfair Theater. The upper levels of both buildings are proposed to be 36 rental apartments.

The subject property is an interior lot with no street frontage or public access. The existing dressing room structures are appended to the Mayfair Theater building, but occupy a separate lot not included in Disposition Lot #6 within the governing Urban Renewal Plan. The lot will be included in the overall mixed use development of the Mayfair Theater site, and therefore, it is staff's findings that the aforementioned property is no longer needed for a public purpose and should be sold for redevelopment purposes.

In advance of a hearing on this matter, staff notified the following groups: Preservation Maryland, Baltimore Heritage Area, Downtown Partnership of Baltimore, Inc., Market Center Merchants Association, Mt. Vernon Cultural District, Mt. Vernon-Belvedere Association, Seton Hill Organizations Together, and the Baltimore Development Corporation.

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